

3/14/0349/FP – Single storey rear extension and two storey front extension at 18 Woodhall Close, Bengoe, Herts, SG14 3ED for Mr S Higgs

Date of Receipt: 24.02.2014

Type: Other

Parish: HERTFORD

Ward: HERTFORD – BENGEO

RECOMMENDATION:

That planning permission be **GRANTED** subject to the following conditions:

1. Three Year Time Limit (1T12)
2. Approved Plans (2E10): Site Location Plan, D140103/1 and D140103/2A.

Directives:

1. Other legislation (01OL)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

_____ (034914.SD)

1.0 Background:

- 1.1 The application site is shown on the attached OS map. It is located within the northern part of Hertford, within a primarily residential area. The dwelling is semi detached and the pair of dwellings is not of uniform design within the street, the front elevation of the adjoining dwelling having been altered with a two storey front extension in 1995.
- 1.2 The buildings are characterised by brick and tile hanging at ground floor with render at first floor; concrete tiles on a hipped roof, and with a central chimney.

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- 1.3 The character and appearance of Woodhall Close is of a variety of styles of detached and semi-detached post-war dwellings of similar materials of construction, enlarged with side and rear extensions.
- 1.4 This application seeks planning permission for a two storey front extension, to match the adjoining dwelling and a single storey rear extension to the property.
- 1.5 The application has been referred to committee as the applicant's wife is a member of staff of the Council.

2.0 Site History:

2.1 The relevant planning history for the site is as follows:

- 3/07/0784/FP – Garage extension (Approved).

3.0 Consultation Responses:

3.1 At the time of writing this report, no representations have been received from The Woodland Trust or Affinity Water Ltd.

4.0 Town Council Representations:

4.1 Hertford Town Council has no objection to the application proposal.

5.0 Other Representations:

5.1 The application has been advertised by way of neighbour notification; press notice and site notice.

5.2 No letters of representation have been received as a result.

6.0 Policy:

6.1 The 'saved' Local Plan policies relevant to this application include the following:

- ENV1 Design and Environmental Quality
- ENV2 Landscaping
- ENV5 Extensions to Dwellings
- ENV6 Extensions to Dwellings - Criteria
- TR7 Car Parking – Standards

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6.2 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are also material considerations in the determination of the application.

7.0 Considerations:

Principle of Development

- 7.1 The site is located within a primary residential area, wherein policies ENV1, ENV5 and ENV6 apply. Policies ENV5 and ENV6 state that, inter alia, extensions to existing dwellings should respect the character, appearance and amenities of the dwelling and any adjoining dwellings.
- 7.2 The proposed rear extension in this case, would extend an existing rear extension across part of the rear elevation of the property, such that it would abut the existing detached garage on the northern boundary of the site. The addition would be modest in scale and constructed in materials to match the existing dwelling and would not detract from the character and appearance of the existing dwelling. The flat roof would be removed from the existing rear extension; the upstand to the adjoining dwelling would be retained at the shared boundary and a low pitched roof would be provided over the enlarged rear extension. In terms of scale, size, siting and design it is considered that, due to the modest nature of the rear extension and the improved roof design, the extension would not detract from the character and appearance of the existing dwelling. As the extension cannot be seen from the street it would also not detract from the general street scene.
- 7.3 As regards the two storey front extension, to some degree a precedent has been set by the permission granted for a two storey front extension to the adjacent dwelling at 37 Woodhall Close in 1995 (3/95/0828/FP), which is a material consideration in the determination of this application. It is noted that there are no other two storey front extensions within the Close.
- 7.4 The pair of semi-detached dwellings is sited in a prominent location at the end of Woodhall Close. At present, the front extension at 37 Woodhall Close appears rather prominent within the street scene and somewhat unbalances the design and symmetry of the pair of dwellings. There is some merit, therefore, in introducing a similar two storey extension at 18 Woodhall Close, to balance the character and appearance of the pair of dwellings and create a more uniform elevation treatment that integrates sympathetically with the street pattern.
- 7.5 In this respect, the proposed front elevations of the pair of dwellings

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would match in size, scale, design, height and fenestration pattern, with a slight difference in the location of the front door to accommodate the proposed shower room/cloakroom at ground floor.

- 7.6 In view of the variety of front elevational designs within Woodhall Close, it is considered that the resulting design of the pair of front extensions at the application site and No 37 would not appear out of keeping with the general pattern, character and appearance of the street scene.

Neighbour Amenity

- 7.7 Due to the dwelling's orientation within the street, the proposed extensions to both the front and rear elevations would have no adverse impact on the amenities of the neighbouring properties. The extension to the rear of No 18 would be obscured from No 16 Woodhall Close on the northern boundary by the existing single garage. The adjoining dwelling, No 37, would be unaffected by the rear extension in terms of outlook or privacy as the depth remains the same as the existing extension and the new pitched roof would be of modest proportions.
- 7.8 In terms of the two storey front extension, there would be no loss of neighbour amenity or privacy.
- 7.9 There are no parking implications, as the proposed two storey front extension would not alter the number of bedrooms within the dwelling. Under the Council's maximum standards a provision of 2.25 on-site parking spaces are required, and the existing on-site parking provision of 3 spaces would be considered acceptable.

8.0 Conclusion:

- 8.1 For the above reasons, Officers consider that the proposed extensions would comply with the policies of the Local Plan; would have an acceptable impact on the surrounding area and would not be detrimental to the amenities of the surrounding properties. As such it is recommended that planning permission be granted subject to conditions as detailed at the head of this report.